

# \$564,000 - 3905 44a Avenue, Drayton Valley

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MLS® #A2265038

**\$564,000**

4 Bedroom, 4.00 Bathroom, 2,569 sqft

Residential on 1234.00 Acres

Drayton Valley, Drayton Valley, Alberta

Located in the heart of Drayton Valley, this spacious two-storey home offers 4 bedrooms, 3 bathrooms, and a layout designed for both comfort and functionality. The well-designed kitchen features ample cabinetry and counter space, perfect for everyday living and entertaining. A formal dining room adds versatility—use it for gatherings or as a home office.

Upstairs, you'll find a cozy bonus room and three generously sized bedrooms, including a relaxing primary suite with a private ensuite. The mostly finished basement is ready for your personal touch, with plumbing in place for a wet bar or second kitchen.

Step outside to enjoy the large, beautiful yard—ideal for kids, pets, and outdoor fun. Gather around the built-in fire pit on cool evenings, or take advantage of the spacious deck for summer BBQs. With a double attached garage, RV parking, and a large shed, this property offers space and storage for all your needs.

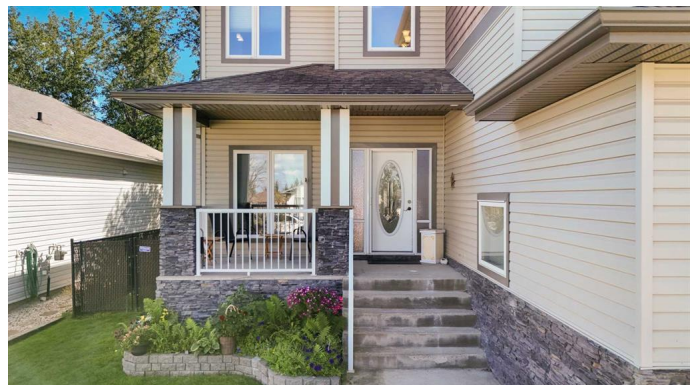
This home combines thoughtful design with outdoor charm—don't miss your chance to make it yours!

Built in 2006

## Essential Information

MLS® #                   A2265038

Price                     \$564,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,569       |
| Acres          | 1,234.00    |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3905 44a Avenue |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | Brazeau County  |
| Province    | Alberta         |
| Postal Code | T7A 1V9         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Ceiling Fan(s)           |
| Appliances        | None                     |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Electric, Living Room    |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fire Pit                                |
| Lot Description   | Back Yard, Landscaped, Lawn, Many Trees |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 30                 |
| Zoning         | R-GEN              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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